

MILFORD PLANNING BOARD PUBLIC HEARING
June 4, 2013 Board of Selectmen's Meeting Room, 6:30 PM

Present:

Members:

Janet Langdell, Chairperson
Paul Amato
Kathy Bauer
Chris Beer
Steve Duncanson
Judy Plant
Tom Sloan

Staff:

Bill Parker, Community Development Director
Mike McMann, Videographer

Excused:

Malia Ohlson, Alternate
Susan Robinson, Alternate

MINUTES:

1. Approval of minutes from the 5/21/13 meeting.

NEW BUSINESS:

2. **Kevin DeGroot – 30 Union St – Map 25, Lot 53;** Minor site plan to convert a single family residence into a 3-unit residential dwelling. *(Tabled from 5/21/13)*

WORKSESSION:

Chairperson Langdell called the meeting to order at 6:30PM. She then introduced the Board and Staff and read the agenda.

MINUTES:

C. Beer made a motion to approve the minutes from the 6/04/13 meeting. K. Bauer seconded and all in favor.

NEW BUSINESS:

Kevin deGroot – 30 Union St – Map 25, Lot 53; Minor site plan to convert a single family residence into a 3-unit residential dwelling. (*Tabled from 5/21/13*)

No abutters were present.

Chairperson Langdell recognized:

Kevin deGroot, owner

Andrea Kokko Chappell

K. deGroot presented revised plans dated 5/29/13 and said that since the last meeting, we've been in touch with contractors and the plan presented is feasible. We did explore off-site parking at two locations, but at this time they are not agreeable.

J. Langdell read the recommendations from the staff memo dated 6/4/13. The abutters have been added and a note regarding impact fees is shown on the plan. The only remaining recommendations are that the applicant work with Water Utilities, Fire and Building Departments to address any questions or concerns and that a note be added regarding snow storage. She then read the suggested wording and explained that the specific language for this note was due to the proximity to the water and best management practices for stormwater runoff.

Chairperson opened the meeting to the public; there being no comment the public portion of the meeting was closed.

K. Bauer thanked the applicant for coming back with a different plan and inquired if the revised parking would affect the landscaping by the pond. K. deGroot replied that there is a planting bed that will be impacted but the rest of the area will be maintained and stay the same. We are still undecided on the material that will be used for the parking area. Our two options are paving and stone. J. Langdell added that according to the staff memo there was no indication that either of those options would be unacceptable.

J. Langdell inquired about the row of hostas at the back of the property. K. deGroot explained the fairly mature hostas were right at the edge of the water at Railroad Pond.

S. Duncanson inquired if the railroad was listed as an abutter on the plan. J. Langdell stated that it was included in the abutters shown on the plan.

K. Bauer made a motion to approve the application, subject to the staff recommendations. P. Amato seconded and all in favor.

K. deGroot thanked the Planning Board, Zoning Board of Adjustment and all the town staff for their attention to and assistance on this project.

OTHER BUSINESS:

There was no other business.

S. Duncanson made a motion to adjourn the meeting 6:40pm. T. Sloan seconded and all in favor.

MINUTES OF THE JUNE 6, 2013 PLANNING BOARD MEETING APPROVED JUN 18, 2013